

Salisbury Cathedral Close

Preservation Society



Supporting Excellence in Heritage Estate Management

SUPPLEMENTARY OBJECTION TO: PL/2024/00373 and PL/2024/00720 (LBC): Change of use of Leadenhall from education to offices and meeting rooms, facilities for events etc

The Salisbury Cathedral Close Preservation Society (SCCPS) has commissioned London based structural engineers, **Aleur Associates**, for a first assessment of the structural implications of drawings submitted with planning applications PL/2024/00373 and PL/2024/00720 (LBC).

The engineer says that the steelwork is **very heavily specified**. A copy of the assessment is attached.

By choosing to deploy a modern office use into a historic building one must comply with Eurocodes for loading. For example, residential and office loads must allow for 1.5 and 2.5 kilonewton per square-metre (kN/m²) respectively - the second load being nearly double the first.

The structural scheme as detailed requires:

- Floorboard removal, see AWA drawing 12383-SK4 (d) - Rev C.
- The roof to come off to install a steel ridge beam,
- As existing lath and plaster ceilings would not provide the necessary fire protection to new steels, all ceilings, floors and skirting, roof tiles, rafters would have to be stripped out first before works commence.
- All steelwork properly fire protected and to be signed off, then the 'salvaged' fabric reinstated to the extent this is then feasible or possible.

Among experienced architects this tends to be referred to as a “**facade retention scheme**” as an in-office-joke. There is a very real possibility that, later during the works to provide offices, a ground bearing slab would need to be added to help stabilise the existing external walls. After that an argument might be made for a stand-alone internal steel frame ... etc. A residential use on the other hand would work with the existing internal building fabric remaining intact, perhaps with some remedial repairs here and there.

Chapter have provided **no substantive evidence** that, given their real estate situation, there is **no other choice** but to provide this level of harm to Grade I listed Leadenhall. The Society, therefore, wishes to add the unnecessary and irreparable **harm** to the historic fabric of Leadenhall as a further ground for their objection.